



Meeting Summary February 24, 2020

Attendance

Panel Members: Fred Marino, Chair (Recused)
Dan Lovette
Larry Quarrick
Vivian Stone

DPZ Staff: Anthony Cataldo, Nick Haines

Applicants and Presenters: Mark Thompson, Nick Aello, Brian Reetz, Caitlin O'Hara, Robert Vogel, Michael Pullano, Justin Olin

1. **Call to Order** – DAP Chair Fred Marino opened the meeting at 7:05 p.m.
2. **Review of Plan No. 21-01:** Paddock Pointe, Phase 4, Laurel MD (formerly Laurel Park Station)

Owner/Developer: Stronach Group
Engineer: Vogel Engineering & Timmons Group
Architect: Design Collective

Background

The 61.43 acre site is zoned TOD and is located on buildable parcels A, B, C, and E with access to North 2nd Street and Davis Avenue. The TOD (Transit Oriented Development) zone provides for the development and redevelopment of key parcels of land within 3,500 feet of a MARC Station. The TOD District is intended to encourage the development of multi-use centers combining office and high-density residential development. TOD zoning encourages safe and convenient pedestrian access by commuters using the MARC Trains and other public transit links.

Applicant Presentation

The applicant presented the Phase IV plan for Paddock Pointe which proposes the construction of two multi-family residential buildings and the community commons in the central part of the property along American Pharaoh Lane.

Exterior materials include glass, metal accents and covers, stacked stone, and cement and metal paneling. The design aesthetic is in keeping with the overall design philosophy of the district.

Staff Presentation

The project is within the Route 1 corridor and subject to the requirements of the *Route 1 Design Manual*. Staff requested that DAP evaluate site design and architecture - focusing on the Route 1 frontage, parking and site circulation, hardscape, landscaping, architecture, scale, and proposed materials. No written comments from the public were received.

Staff requested the DAP to evaluate and make recommendations on the orientation, layout, and configuration of the site plan and to pay attention to the orientation of the multi-family buildings and how their facades, entries, and uses correspond with surrounding streets, amenities, and other residences that surround Phase 4 of Paddock Pointe. DPZ also requested recommendations on edge treatments and transitions along the perimeter of the Phase IV site, specifically at the intersection of Seattle Slew Way and American Pharaoh Lane/ Laurel Park Blvd. Lastly DPZ asked for recommendations on the proposed Community Commons design, with specific attention to the transformer area along the American Pharaoh Lane frontage, surface parking area near the station, and connection to the MARC Station underpass.

DAP Questions and Comments

Site Design

DAP commented that were leery of the previous design that included the 1 small commercial building and prefer the updated plan with the additional open space that was created including the new courtyard area.

DAP asked if the Secretariat Run that looped around the community commons was 1 way for vehicular traffic or is a standard two-way street. The applicants responded that the southern section of Secretariat Run is one way. The northern portion of Secretariat Run supports two-way traffic.

DAP was concerned with the lawn in the commons area being used for larger outdoor events. They suggested using a stabilized turf with potential underground drainage to keep the area dryer after rain events and to preserve it during high foot traffic events. DAP also suggested using shade sails in the commons area to provide shade during warmer weather months. The DAP also asked about the white fencings purpose in the planted areas. The applicant responded that it is a design aesthetic that is a call back to the horse racing theme.

DAP asked how the stormwater management would be handled for the site. The applicant responded that the project is classified as redevelopment and is utilizing bio-retention facilities and structural practices throughout the site. DAP also asked how the SWM facility adjacent to Building 2 was going to operate as an open bioretention area or a different type. The applicant responded that the facility was going to be an underground facility that would be covered with proposed parking.

Landscape

DAP recommended using open tree pits and avoiding using tree grates in the street planters along the roadways. The applicant responded that the street trees would be in open tree pits with short fencing around the edges for protection.

DAP recommended using native plantings for all the planted and landscaped areas in the commons area and planting areas around the proposed buildings.

Architecture

DAP commented the design and liked the proposed architecture but thought that more articulation and detail should be added to the design. DAP like the material color patterns in relating the proposed architecture with the existing townhomes across the street. DAP recommended that the design team continue the design evolution of the façade of the buildings along Laurel Park Blvd. The DAP commented that the facades were lacking in human scale and recommended that the design team relook at them to investigate and additional level of articulation. Large and small openings were suggested to give the proposed building a more human scale especially to the residential units which

would reduce the commercial feel. DAP also asked if the courtyard and pool in Building 4 was open to the public or for residents only. The applicant responded that the courtyard would be for residents only.

DAP Motions for Recommendations

There were no formal DAP motions raised for the Paddock Pointe Phase IV design.

3. Other Business

DPZ noted the next DAP meeting scheduled for March 10, 2021 at 7:00 PM.

4. Call to Adjourn

DAP Chair Fred Marino adjourned the meeting at 8:16 p.m.